

126.0

0007

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

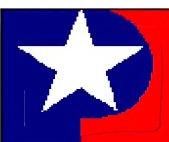
Total Card / Total Parcel

USE VALUE:

1,082,600 / 1,082,600

ASSESSED:

1,082,600 / 1,082,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		WILDWOOD AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KEMP JOAN P	
Owner 2:	
Owner 3:	
Street 1: 48 WILDWOOD AVE	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Veneer Exterior and 3555 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7148	Sq. Ft.	Site			0	90.	0.89	10									570,998						571,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description				User Acct	
101	7148.000	506,100	5,500	571,000	1,082,600						81431	
Total Card	0.164	506,100	5,500	571,000	1,082,600		Entered Lot Size				GIS Ref	
Total Parcel	0.164	506,100	5,500	571,000	1,082,600		Total Land:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	304.53	/Parcel:	304.53	Land Unit Type:				Insp Date	

PREVIOUS ASSESSMENT										Parcel ID		126.0-0007-0010.0		PRINT		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time	Date	Time	Date	Time
2022	101	FV	506,100	5500	7,148.	571,000	1,082,600		Year end				12/23/2021			
2021	101	FV	490,400	5500	7,148.	571,000	1,066,900		Year End Roll				12/10/2020			
2020	101	FV	495,100	5500	7,148.	571,000	1,071,600	1,071,600	Year End Roll				12/18/2019			
2019	101	FV	383,300	5500	7,148.	602,700	991,500	991,500	Year End Roll				1/3/2019			
2018	101	FV	383,300	4900	7,148.	444,100	832,300	832,300	Year End Roll				12/20/2017			
2017	101	FV	383,300	4900	7,148.	425,100	813,300	813,300	Year End Roll				1/3/2017			
2016	101	FV	383,300	4900	7,148.	393,400	781,600	781,600	Year End				1/4/2016			
2015	101	FV	373,900	4900	7,148.	329,900	708,700	708,700	Year End Roll				12/11/2014			

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
KEMP NELSON H	14411-366		9/10/1981	Family			No	No	Nelson H Kemp dod 11/6/1986								
PURPEL DAVID E	12219-338		1/7/1972			47,000	No	No	Barbara Kemp dod 6/22/1973								

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
11/17/2017		MEAS&NOTICE							HS	Hanne S						
11/13/2008		Meas/Inspect							163	PATRIOT						
1/29/2000		Inspected							263	PATRIOT						
12/1/1999		Mailer Sent														
11/24/1999		Measured							264	PATRIOT						
8/4/1992										KT						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

